LAW OFFICES OF SCOTT A. STEINBERG	
Proposed Attorney for the Debtor	
626 RXR Plaza, West Tower	
Uniondale, New York 11556	
(516) 522-2566	
Scott A. Steinberg, Esq.	
ssteinberg@saslawfirm.net	
UNITED STATES BANKRUPTCY COURT SOUTHERN DISTRICT OF NEW YORK	7
In re:	
ROBERT LITWIN,	Chapter 11
	Case No. 14- 12933 (REG)
Debtor.	
>	ζ

DECLARATION OF ROBERT LITWIN PURSUANT TO LOCAL BANKRUPTCY RULE 1007-2

STATE OF NEW YORK)
COUNTY OF NASSAU) ss.:)

ROBERT LITMAN, being duly sworn, deposes and says:

I am the Debtor in the above captioned case. Pursuant to Bankruptcy Rule
 1007(d) and Local Rule of this Court 1007-2, I provide the following information.

Local Rule 1007-2(a)(1)

- 2. I am a 44 year old Polish immigrant who came to this country in 1988. I am a house painter by trade. In 1993 and 1996, respectively, I invested my modest earnings to purchase two properties (discussed in detail below) in Harlem, which are the subject of a pending foreclosure action in New York County (the "Foreclosure Action").
- 3. As stated above, I own two properties in Harlem; one located at 342 West 123rd Street, New York City (the "123rd Street Property") and the second located at 127 West 112th

Street, New York City (the "112th Street Property" and together with the 123rd Street Property the "Properties").

- 4. The 123rd Street Property was acquired by me in 1993, as an empty lot, for a purchase price of \$6,100. The purchase price was paid from my earnings as a house painter. The property is currently improved by a six story building, which was constructed by me and two helpers. Additional construction is required to make the 123rd Street Property habitable and the property does not yet have a certificate of occupancy. The land underlying the building is prime real estate suitable for development. The 123rd Street Property was recently valued at \$1.2 million.
- 5. I acquired the 112th Street Property in 1996 for \$23,000. The purchase price was paid from my earnings. This property is a vacant lot suitable for development. By all accounts it is prime real estate. A recent appraisal of the 112th Street Property values the property at \$2.1 million, conservatively.
- 6. My financial difficulties are due mainly to the commencement of the Foreclosure Action by AHM Advisors, LLC, the holder of the first mortgage on the 112th Street Property and the 123rd Street Property. The filing of the Chapter 11 petition was necessary to preserve my interest in the Properties and afford me additional time to finalize negotiate on the terms of a joint venture agreement with a real estate developer for the development of the 112th Street Property..

Local Rule 1007-2(a)(2)

7. This case was not originally commenced under Chapter 7 or 13 of the Bankruptcy Code.

Local Rule 1007-2(a)(3)

8. Upon information and belief, no committee was organized prior to the order for relief in this Chapter 11 case.

Local Rule 1007-2(a)(4)

9. The names and addresses of my twenty (20) largest unsecured creditors excluding (i) those creditors who or which would not be entitled to vote at a creditors' meeting under 11 U.S.C. Section 702; (ii) such creditors who were employees of mine at the time of the filing of the Chapter 11 petition; and (iii) creditors who are "insiders" as that term is defined in 11 U.S.C. Section 101(31) are annexed hereto as **Exhibit "A"**.

Local Rule 1007-2(a)(5)

10. A list of my five largest secured creditors is annexed hereto as Exhibit "B".

Local Rule 1007-2(a)(6)

11. A summary of my assets and liabilities is annexed as Exhibit "C".

Local Rule 1007-2(a)(7)

12. Being an individual, I do not have any publicly held shares of stock, debentures or other securities.

Local Rule 1007-2(a)(8)

13. None of my property is in the possession or custody of any custodian, public officer, mortgagee, pledgee, assignee of rents, or secured creditor, or any agent for such entity.

Local Rule 1007-3(a)(9)

14. I operate my business from my home which is located at 100 West 106th Street, New York, New York 10025.

Local Rule 1007-2(a)(10)

15. My substantial assets are located at 342 West 123rd Street, New York City and

127 West 112th Street, New York City.

Local Rule 1007-2(a)(11)

- 16. As of the Filing Date, the Debtor was a party to the following litigation:
 - (i) AHM Advisors, LLC v. Robert Litwin, Index No. 810112/2012, pending in Supreme Court of the State of New York, New York County. This is the Foreclosure Action.
 - (ii) OTL Enterprises v. Robert Litwin, Index No. 652111/2013, pending in Supreme Court of the State of New York, New York County. Action by plaintiff to compel defendant to comply with alleged letter of intent.

Local Rule 1007-2(b)(1)

17. I currently have no employees.

Local Rule 1007-2(b)(2)

18. I do not expect to receive any income during the next thirty (30) days.

Local Rule 1007-2(b)(3)

19. The estimated schedule of cash receipts and disbursements for the thirty (30) day period following the filing of the Chapter 11 petition is attached hereto as **Exhibit "D"**.

Conclusion

- 20. I believe it is in the best interests of all of my creditors that I be afforded an opportunity to reorganize my obligations in Chapter 11.
- 21. My needs and interests and those of my creditors will best be served by my continued possession of my assets and management of my affairs as a Debtor-in-Possession under Chapter 11 until confirmation of a reorganization plan.
 - 22. Pursuant to 28 U.S.C. § 1746, I declare under the penalty of perjury that the

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foregoing is true and correct.

New York, New York November 5, 2014

Robert Litwin

EXHIBIT "A"

TWENTY LARGEST UNSECURED CREDITORS

See list attached hereto.

^{*} List does not include insiders within the meaning of 11 U.S.C. Section 101 (14).

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B4 (Official Form 4) (12/07)

United States Bankruptcy Court Southern District of New York

In re	ROBERT LITWIN		Case No.	14-12933	
		Debtor(s)	Chapter	11	

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

Following is the list of the debtor's creditors holding the 20 largest unsecured claims. The list is prepared in accordance with Fed. R. Bankr. P. 1007(d) for filing in this chapter 11 [or chapter 9] case. The list does not include (1) persons who come within the definition of "insider" set forth in 11 U.S.C. § 101, or (2) secured creditors unless the value of the collateral is such that the unsecured deficiency places the creditor among the holders of the 20 largest unsecured claims. If a minor child is one of the creditors holding the 20 largest unsecured claims, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See 11 U.S.C. § 112; Fed. R. Bankr. P. 1007(m).

(1)	(2)	(3)	(4)	(5)
Name of creditor and complete mailing address including zip code	Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted	Nature of claim debt, bank loan, government con etc.)	. contingent,	Amount of claim [if secured, also state value of security]
American Express P.O. Box 1270 Newark, NJ 07101-1270	American Express P.O. Box 1270 Newark, NJ 07101-1270	Credit Card		Unknown
Bank of America P.O. Box 15019 Wilmington, DE 19886-5019	Bank of America P.O. Box 15019 Wilmington, DE 19886-5019	Credit Card		Unknown
Capital One Bank 1680 Capital One Drive Mc Lean, VA 22102	Capital One Bank 1680 Capital One Drive Mc Lean, VA 22102			15,793.00 (Unknown secured)
Chase Bank P.O. Box 14153 Wilmington, DE 19886-5153	Chase Bank P.O. Box 14153 Wilmington, DE 19886-5153	Credit Card		Unknown
City Platinum Select Card P.O. Box 183113 Columbus, OH 43218-3113	City Platinum Select Card P.O. Box 183113 Columbus, OH 43218-3113	Credit Card		Unknown
Environmental Contro Board 3030 Third Avenue Bronx, NY 10455	Environmental Contro Board 3030 Third Avenue Bronx, NY 10455	Environmenta Violation	ıl	150.00
FIA Card Services, N.A. 655 Papermill Road Newark, DE 19711	FIA Card Services, N.A. 655 Papermill Road Newark, DE 19711			10,553.70 (Unknown secured)
nternal Revenue Service PO Box 7346 Philadelphia, PA 19101-7346	Internal Revenue Service PO Box 7346 Philadelphia, PA 19101-7346	Income taxes for 2006	due	Unknown
nternal Revenue Service PO Box 7346 Philadelphia, PA 19101-7346	Internal Revenue Service PO Box 7346 Philadelphia, PA 19101-7346	Income taxes for 2007	due	Unknown
nternal Revenue Service PO Box 7346 Philadelphia, PA 19101-7346	Internal Revenue Service PO Box 7346 Philadelphia, PA 19101-7346	Income taxes for 2008		Unknown
nternal Revenue Service PO Box 7346 Philadelphia, PA 19101-7346	Internal Revenue Service PO Box 7346 Philadelphia, PA 19101-7346	Income taxes for 2009	due	Unknown

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B4 (Offi	icial Form 4) (12/07) - Cont.			
In re	ROBERT LITWIN	Case N	o. 14-12933	
	Debtor(s)			

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

(Continuation Sheet)

(1)	(2)	(3)	(4)	(5)
Name of creditor and complete mailing address including zip code	Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted	Nature of claim (trade debt, bank loan, government contract, etc.)	Indicate if claim is contingent, unliquidated, disputed, or subject to setoff	Amount of claim [if secured, also state value of security]
Internal Revenue Service PO Box 7346 Philadelphia, PA 19101-7346	Internal Revenue Service PO Box 7346 Philadelphia, PA 19101-7346	Income taxes due for 2010		Unknown
Internal Revenue Service PO Box 7346 Philadelphia, PA 19101-7346	Internal Revenue Service PO Box 7346 Philadelphia, PA 19101-7346	Income taxes due for 2011		Unknown
Internal Revenue Service PO Box 7346 Philadelphia, PA 19101-7346	Internal Revenue Service PO Box 7346 Philadelphia, PA 19101-7346	Income taxes due for 2012		Unknown
Internal Revenue Service PO Box 7346 Philadelphia, PA 19101-7346	Internal Revenue Service PO Box 7346 Philadelphia, PA 19101-7346	Income taxes due for 2013		Unknown
Kain Realty 37 West 84th Street New York, NY 10024	Kain Realty 37 West 84th Street New York, NY 10024	Rent		4,000.00
NYC Dept. of Finance 345 Adams Street, 3rd Floor Attn: Legal Affairs Brooklyn, NY 11201	NYC Dept. of Finance 345 Adams Street, 3rd Floor Attn: Legal Affairs Brooklyn, NY 11201	Real estate taxes for 129 W.112th Street		56,135.00
NYC Dept. of Finance 345 Adams Street, 3rd Floor Attn: Legal Affairs Brooklyn, NY 11201	NYC Dept. of Finance 345 Adams Street, 3rd Floor Attn: Legal Affairs Brooklyn, NY 11201	Real Estate taxes for 342 West 123rd Street		53,757.00
NYS Dept. of Taxation & Financ Bankruptcy Unit PO Box 5300 Albany, NY 12205-0300	NYS Dept. of Taxation & Financ Bankruptcy Unit PO Box 5300 Albany, NY 12205-0300	Income taxes due for 2006		Unknown
NYS Dept. of Taxation & Financ Bankruptcy Unit PO Box 5300 Albany, NY 12205-0300	NYS Dept. of Taxation & Financ Bankruptcy Unit PO Box 5300 Albany, NY 12205-0300	Income taxes due for 2007		Unknown

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF A CORPORATION OR PARTNERSHIP

I, ROBERT LITY	VIN, the debtor in this ca	se, declare under penalty	of periury tha	at I have read	d the foregoing
list and that it is true and o	correct to the best of my	information and belief.	1 3 3		a the foregoing

Date November 10, 2014	Signature
	ROBERT LITWIN
	Debtor

Penalty for making a false statement or concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both. 18 U.S.C. §§ 152 and 3571.

EXHIBIT "B"

5 LARGEST SECURED CREDITORS

Creditor

Amount

AHM Advisors, LLC 515 East Las Olas Blvd. Suite 400 Fort Lauderdale, FL 33301

\$1,200,000

EXHIBIT "C"

SUMMARY OF ASSETS AND LIABILITIES

TO BE FILED SEPARATELY

EXHIBIT "D"

SCHEDULE OF CASH RECEIPTS AND DISBURSEMENTS FOR THE THIRTY DAY PERIOD FOLLOWING FILING OF THE CHAPTER 11 PETITION

Attached hereto.

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	I in this information to identify your o							
	NOBERT EI	IVVIN			-			
-	ebtor 2 ouse, if filing)				_			
Un	ited States Bankruptcy Court for the	SOUTHERN DISTRIC	CT OF NEW YORK					
	14-12933				C	heck if this is:		
(If k	(nown)				1	An amende		
							ent showing post-petit as of the following dat	
	fficial Form B 6I					MM / DD/ Y	YYY	
S	chedule I: Your Inc	ome						12/13
	rt 1: Describe Employment Fill in your employment information.	On the top of any addit	Debtor 1	our nam	e and cas		known). Answer eve	
	If you have more than one job,		■ Employed			□ Emplo		е
	attach a separate page with information about additional	Employment status	☐ Not employed			☐ Not er	Š.	
	employers.	Occupation	House Painter/H	Handym	an			
	Include part-time, seasonal, or self-employed work.	Employer's name				_		
	Occupation may include student or homemaker, if it applies.	Employer's address			i i			
		How long employed t	here?					
Pa	rt 2: Give Details About Mor			X		_		
Esti	imate monthly income as of the duse unless you are separated.		you have nothing to r	eport for	any line,	write \$0 in the	space. Include your	non-filing
f yo	ou or your non-filing spouse have mo e space, attach a separate sheet to	ore than one employer, co this form.	ombine the informatio	n for all	employers	for that perso	on on the lines below.	If you need
					For	Debtor 1	For Debtor 2 or non-filing spouse	
2.	List monthly gross wages, salar deductions). If not paid monthly,	ry, and commissions (b calculate what the month	efore all payroll ly wage would be.	2.	\$	2,000.00	\$	<u> </u>
3.	Estimate and list monthly overti	me pay.		3.	+\$	0.00	+\$ N/A	<u>.</u>
4.	Calculate gross Income. Add lin	ne 2 + line 3.		4.	\$ _ 2	2,000.00	\$N/A	

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Debi	tor 1	ROBERT LITWIN		Case n	umber (if known)	14-1	2933
				For	Debtor 1		Debtor 2 or
	Cop	by line 4 here	4.	\$	2,000.00	non \$	-filing spouse N/A
5.	List	all payroll deductions:			2,000.00	_	N/A
	5a.	Tax, Medicare, and Social Security deductions	-	•			
	5b.	Mandatory contributions for retirement plans	5a.	\$	0.00	\$	N/A
	5c.	Voluntary contributions for retirement plans	5b.	\$	0.00	\$	N/A
	5d.	Required repayments of retirement fund loans	5c.	\$	0.00	\$	N/A
	5e.	Insurance	5e.	\$	0.00	\$	N/A
	5f.	Domestic support obligations	5f.	\$	0.00	6	N/A
	5g.	Union dues	5g.	\$ —	0.00	φ	N/A
	5h.	Other deductions. Specify:	5h	- A	0.00	+ \$ -	N/A
	Add		-	_		' Ψ	N/A
		the payroll deductions. Add lines 5a+5b+5c+5d+5e+5f+5g+5h.	6.	\$	0.00	\$	N/A
6.	Cald	culate total monthly take-home pay. Subtract line 6 from line 4.	7.	\$	2,000.00	\$	N/A
3.	List 8a.	all other income regularly received: Net income from rental property and from operating a business, profession, or farm Attach a statement for each property and business showing gross receipts, ordinary and necessary business expenses, and the total monthly net income.	8a.	\$	2.22	¢	N/A
	8b.	Interest and dividends	8b.	ф —	0.00	\$	N/A
	8c.	Family support payments that you, a non-filing spouse, or a dependent regularly receive Include alimony, spousal support, child support, maintenance, divorce	OD.	4	0.00	Φ	N/A
	0.1	settlement, and property settlement.	8c.	\$	0.00	\$	N/A
	8d.	Unemployment compensation	8d.	\$	0.00	\$	N/A
	8e. 8f.	Other government assistance that you regularly receive Include cash assistance and the value (if known) of any non-cash assistance that you receive, such as food stamps (benefits under the Supplemental Nutrition Assistance Program) or housing subsidies.		\$	0.00	\$	N/A
	8g.	Specify: Pension or retirement income	- 8f.	\$	0.00	\$	N/A
	8h.	Other monthly income. Specify:	8g.	\$	0.00	\$	N/A
	OII.	Other monthly income. Specify:	8h.+	- \$	0.00	+ \$	N/A
	Add	all other income. Add lines 8a+8b+8c+8d+8e+8f+8g+8h.	9.	\$	0.00	\$	N/A
0.		the entries in line 10 for Debtor 1 and Debtor 2 or non-filing spouse.	0. \$	2.	,000.00 + \$_		N/A = \$2,000.00
1.	State Inclu	e all other regular contributions to the expenses that you list in Schedule de contributions from an unmarried partner, members of your household, your or friends or relatives. ot include any amounts already included in lines 2-10 or amounts that are not a	deper				Schedule J. 11. +\$ 0.00
2.	Add Write appli	the amount in the last column of line 10 to the amount in line 11. The result that amount on the Summary of Schedules and Statistical Summary of Certain es	ult is t n Liab	he com	bined monthly ind Related Data	ncome.	12. \$
3.	Do y	ou expect an increase or decrease within the year after you file this form? No. Yes Explain:					Combined monthly income

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Fill in this information to identify your case:				
Debtor 1 ROBERT LITWIN		Chec	ck if this is:	
			An amended filing	
Debtor 2		A passage of		wing post-petition chapter
(Spouse, if filing)				the following date:
United States Bankruptcy Court for the: SOUTHERN DISTRICT OF	NEW YORK		MM / DD / YYYY	
Case number 14-12933			A separate filing for	or Debtor 2 because Debto
(If known)			2 maintains a sepa	arate household
Official Form B 6J				
Schedule J: Your Expenses				12/1:
Be as complete and accurate as possible. If two married peolinformation. If more space is needed, attach another sheet to number (if known). Answer every question. Part 1: Describe Your Household	ple are filing together, bo this form. On the top of	oth are equ any additi	ually responsible f onal pages, write	for supplying correct your name and case
Is this a joint case?				
■ No. Go to line 2. □ Yes. Does Debtor 2 live in a separate household?				
□ No□ Yes. Debtor 2 must file a separate Schedule J.				
2. Do you have dependents? ☐ No				
Do not list Debtor 1 and Debtor 2. Yes. Fill out this information each dependent			Dependent's age	Does dependent live with you?
Do not state the				□ No
dependents' names.	Son		11	Yes
	Son		13	□ No ■ Yes
			10	■ Yes □ No
				Yes
				□ No
				Yes
3. Do your expenses include expenses of people other than yourself and your dependents? ■ No Yes				
Part 2: Estimate Your Ongoing Monthly Expenses				
Estimate your expenses as of your bankruptcy filing date unle expenses as of a date after the bankruptcy is filed. If this is a applicable date.	ess you are using this for supplemental <i>Schedule</i> .	rm as a su J, check th	pplement in a Cha ne box at the top o	apter 13 case to report of the form and fill in the
Include expenses paid for with non-cash government assistanthe value of such assistance and have included it on Schedul	nce if you know			
(Official Form 6I.)			Your expe	enses
 The rental or home ownership expenses for your residen payments and any rent for the ground or lot. 	ce. Include first mortgage	4. \$		850.00
If not included in line 4:				
4a. Real estate taxes		10 0		0.00
4b. Property, homeowner's, or renter's insurance		4a. \$ 4b. \$		0.00
4c. Home maintenance, repair, and upkeep expenses		40. \$		0.00
4d. Homeowner's association or condominium dues		4d. \$		0.00
5. Additional mortgage payments for your residence, such a	is home equity loans	5. \$		0.00
o o projection jour residence, such a	o nome equity loans	5. \$		0.00

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Debtor 1	ROBERT LITWIN	Case number (if known)	14-12933
6. Utilitie	es:		
6a.	Electricity, heat, natural gas	6a. \$	150.00
	Water, sewer, garbage collection	6b. \$	0.00
6c.	Telephone, cell phone, Internet, satellite, and cable services	6c. \$	93.00
	Other. Specify:	6d. \$	0.00
Food	and housekeeping supplies	7. \$	500.00
	care and children's education costs	8. \$	0.00
Clothi	ing, laundry, and dry cleaning	9. \$	
	anal care products and services	10. \$	25.00
	al and dental expenses	11. \$	50.00
	portation. Include gas, maintenance, bus or train fare.	11. \$	100.00
Do no	t include car payments.	12. \$	50.00
Entert	tainment, clubs, recreation, newspapers, magazines, and books	13. \$	0.00
Charit	table contributions and religious donations	14. \$	
Insura		14. V	0.00
Do not	t include insurance deducted from your pay or included in lines 4 or 20.		
15a.	Life insurance	15a. \$	0.00
15b.	Health insurance	15b. \$	0.00
15c.	Vehicle insurance	15c. \$	0.00
15d.	Other insurance. Specify:	15d. \$	0.00
	. Do not include taxes deducted from your pay or included in lines 4 or 20.	100. 0	0.00
Specif	y:	16. \$	0.00
Install	ment or lease payments:		0.00
	Car payments for Vehicle 1	17a. \$	0.00
17b.	Car payments for Vehicle 2	17b. \$	0.00
17c.	Other. Specify:	17c. \$	
17d.	Other. Specify:	17d. \$	0.00
	payments of alimony, maintenance, and support that you did not report as	17d. \$	0.00
deduc	ted from your pay on line 5, Schedule I, Your Income (Official Form 61)	18. \$	0.00
Other	payments you make to support others who do not live with you.	\$	0.00
Specif	y:	19.	0.00
Other	real property expenses not included in lines 4 or 5 of this form or on School	edule I: Your Income.	
20a.	Mortgages on other property	20a. \$	0.00
20b.	Real estate taxes	20b. \$	0.00
20c. I	Property, homeowner's, or renter's insurance	20c. \$	0.00
20d. I	Maintenance, repair, and upkeep expenses	20d. \$	0.00
	Homeowner's association or condominium dues	20e. \$	
	Specify:	21. +\$	0.00
			0.00
Yourn	nonthly expenses. Add lines 4 through 21.	22. \$	1,818.00
	sult is your monthly expenses.		
Calcul	ate your monthly net income.		
23a. (Copy line 12 (your combined monthly income) from Schedule I.	23a. \$	2,000.00
23D. (Copy your monthly expenses from line 22 above.	23b\$	1,818.00
22- (
23C. 3	Subtract your monthly expenses from your monthly income.	00 6	400.00
	The result is your monthly net income.	23c. \$	182.00
roi exai	Description are assessed or decrease in your expenses within the year after you mple, do you expect to finish paying for your car loan within the year or do you expect your matter that the terms of your mortgage?	ou file this form? nortgage payment to increase	e or decrease because of a
☐ Yes			
Explain	~		